



**ZONING ADMINISTRATOR
NOTICE OF DECISION
Otay Ranch Village 2 Neighborhood R-30
Rosina Vista Recreation Building**

Date: March 28, 2011
Applicant: Rosina Vista LP
Case No.: DRC-11-02
Address: Neighborhood R-30: North of State Street, West of La Media Road, & East of Santa Victoria Road (APN 644-310-04-00)
Project Planner: Caroline Young

Notice is hereby given that on March 28, 2011, the Zoning Administrator considered Design Review (DRC) application DRC-11-02, filed by Rosina Vista LP ("Applicant"). The Applicant requests a Design Review approval to revise the building layout and design of the previously approved recreation building for the Rosina Vista Apartment complex in Otay Ranch Village Two, Neighborhood R-30. The Project is located North of State Street, West of La Media Road, & East of Santa Victoria Road ("Project Site") and is owned by Rosina Vista LP ("Property Owner"). The Project Site is zoned Planned Community (PC) within the Otay Ranch Village Two Sectional Planning Area (SPA), with a General Plan designation of Mixed-Use Residential (MUR). The Project is more specifically described as follows:

The Project consists of Design Review to revise the building layout and design of the previously approved recreation building for the Rosina Vista Apartment complex in Otay Ranch Village Two, Neighborhood R-30. The recreation center was originally approved on March 3, 2008. The redesign includes an enlarged 5,200 square-foot building footprint that wraps around the southern portion of the pool area. The changes to the floor plan include adding larger restrooms with a sauna and steam room, larger clubroom, new conference room, business center, copy/file room, and an outdoor bathroom adjacent to the pool. The building facades overall design and paint colors complement the previously approved recreation building.

Planning staff has reviewed the Project for compliance with the California Environmental Quality Act (CEQA) and has determined that the Project was adequately covered in previously adopted Final Second Tier EIR (EIR-02-02), for the Otay Ranch Villages Two, Three and a Portion of Four Sectional Planning Area (SPA) Plan. No further environmental review or documentation is necessary.

The Zoning Administrator approved said request based upon the following findings of fact:

1. **That the proposed project is consistent with the development regulations of the Village Two Sectional Planning Area (SPA) Plan and Planned Community (PC) District Regulations.**

Neighborhood R-30 is designated Residential Multi-Family in the PC District regulations of the Otay Ranch Village Two SPA Plan. The proposed recreation facility use is permitted and meets all of the development regulations as stipulated in the Otay Ranch Village Two PC District Regulations as conditioned.

2. **The proposed project is consistent with the design and development standards of the Otay Ranch Village Two Sectional Planning Area (SPA) Design Plan.**

The project is in compliance with the Multi-Family Design Guidelines of the Otay Ranch Village Two Design Plan and is consistent with the SPA density requirements.

3. **The design features of the proposed development are consistent with, and are a cost-effective method of satisfying, the Otay Ranch Village Two Sectional Planning Area (SPA) Design Plan.**

The proposed project is cost-effective method of satisfying the regulations of the Otay Ranch Village Two SPA Design Plan.

BASED ON THE FINDINGS ABOVE, THE ZONING ADMINISTRATOR hereby approves Design Review Permit DRC-11-02, as described above subject to the following conditions of approval:

- I. **Prior to the approval by the City of Chula Vista for the use of the subject property in reliance upon this approval, the Applicant shall satisfy the following requirements. Unless otherwise noted, the following conditions shall be satisfied prior to the approval of the first building permit:**

Planning Division

1. The Applicant/Representative and Property Owner shall execute this document by making a true copy and signing both this original Notice of Decision and the copy on the lines provided below, said execution indicating that the Applicant/Representative and Property Owner have each read, understood and agreed to the conditions contained herein, and will implement same. Upon execution, the true copy with original signatures shall be returned to the Development Services Department. Failure to return the signed true copy of this document within 30 Days of the effective date herein shall indicate the Applicant/Representative and Property Owner's desire that the project, and corresponding application for building/grading permits and/or business license, be held in abeyance without approval.

Signature of Applicant/Authorized Representative

Date

Signature of Property Owner/representative

Date

2. Prior to, or in conjunction with the issuance of the first building permit, pay all applicable fees, including any unpaid balances of permit processing fees for deposit account DQ-1644.
3. The colors and materials specified on the building plans must be consistent with the colors and materials shown on the site plan and materials board.

Fire Department

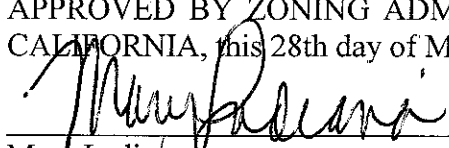
4. The Project must comply with the Fire Protection Plan for Otay Ranch Village 2.
5. The Project will require a fire flow of 2,000 gallons per minute for a 2-hour duration (at 20psi).
6. The Applicant shall provide a water flow letter from the applicable water agency having jurisdiction indicating that the fire flow is available to serve this project.
7. The Applicant shall provide a water supply analysis to the Chula Vista Fire Department for review and approval. This report shall be a node to node analysis using the Hazen-Williams formula. The analysis shall show that the required fire flow is available at the hydrants and that simultaneously, the sprinkler demand is available at the most demand sprinkler riser.
8. The fire hydrants shall be located not greater than 300 feet apart for multi-family properties. The minimum fire hydrant size shall be: 6" x 4" x 2 1/2" x 2 1/2".
9. The Applicant shall provide one fire extinguisher for every 3000 square feet and 75 feet of travel in any direction.

II. The following on-going conditions shall apply to the Project as long as it relies upon this approval.

1. The Applicant shall maintain the Project in accordance with the approved plans for DRC-11-02, date stamped on March 8, 2011, which includes a site plan and architectural elevations on file in the Planning Division, the conditions contained herein, and Title 19.

- 2 All landscaping and hardscape improvements shall be installed and maintained in accordance with the approved landscape plan.
- 3 Approval of this request shall not waive compliance with all sections of Title 19 of the Municipal Code, and all other applicable City Ordinances in effect at the time of building permit issuance.
- 4 This Design Review Permit shall become void and ineffective if not utilized within three (3) years from the effective date thereof, in accordance with Section 19.14 260 of the Municipal Code.
- 5 The Property Owner and Applicant shall and do agree to indemnify, protect, defend and hold harmless City, its City Council members, officers, employees and representatives, from and against any and all liabilities, losses, damages, demands, claims and costs, including court costs and attorney's fees (collectively, liabilities) incurred by the City arising, directly or indirectly, from (a) City's approval and issuance of this Design Review Permit and (b) City's approval or issuance of any other permit or action, whether discretionary or non-discretionary, in connection with the use contemplated on the Project Site. The Property Owner and Applicant shall acknowledge their agreement to this provision by executing a copy of this Conditional Use Permit where indicated above. The Property Owner's and Applicant's compliance with this provision shall be binding on any and all of the Property Owner's and Applicant's successors and assigns.

APPROVED BY ZONING ADMINISTRATOR OF THE CITY OF CHULA VISTA,
CALIFORNIA, this 28th day of March 2011.



Mary Ladiana
Zoning Administrator